172.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,000 / 807,000
					USE VALUE:	807,000 / 807,000
					ASSESSED:	807,000 / 807,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELDMAN JOEL & FINKEL MERYL	
Owner 2:		
Owner 3:		
Street 1:	6 PECK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,053 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1992, having primarily Vinyl Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6053.000	385,900		421,100	807,000
Total Card	0.139	385,900		421,100	807,000
Total Parcel	0.139	385,900		421,100	807,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.29 | /Parcel: 391.2

Legal Description

User Acct 113736

GIS Ref

GIS Ref

Insp Date 08/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,900	0	6,053.	421,100	807,000	807,000	Year End Roll	12/18/2019
2019	101	FV	298,900	0	6,053.	415,100	714,000	714,000	Year End Roll	1/3/2019
2018	101	FV	298,900	0	6,053.	318,800	617,700	617,700	Year End Roll	12/20/2017
2017	101	FV	298,900	0	6,054.	300,800	599,700	599,700	Year End Roll	1/3/2017
2016	101	FV	298,900	0	6,054.	276,700	575,600	575,600	Year End	1/4/2016
2015	101	FV	293,300	0	6,054.	258,700	552,000	552,000	Year End Roll	12/11/2014
2014	101	FV	293,300	0	6,054.	238,200	531,500	531,500	Year End Roll	12/16/2013
2013	101	FV	291,100	0	6,054.	238,200	529,300	529,300		12/13/2012

!13291!

PRINT

Date	Time
12/11/20	03:16:23

LAST REV

Date	Time
02/05/19	11:40:46

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERRING CONSTRU	22978-517		3/12/1993		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	201	Wood Dec	30,500	C				
4/17/2013	560	Redo Kit	80,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/7/2009	Inspected	197	PATRIOT
12/15/2008	Measured	197	PATRIOT
4/24/2000	Inspected	270	PATRIOT
12/8/1999	Measured	256	PATRIOT
12/15/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6053		Sq. Ft.	Site		0	70.	0.99	6									421,113						421,100	

Total AC/HA: 0.13896 | Total SF/SM: 6053 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,113 | Spl Credit | Total: 421,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23463249
Const Adj.:	1.00749993
Adj $ / SQ:	167.925
Other Features:	104724
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462205
Depreciation:	76264
Depreciated Total:	385941

COMMENTS

NEW HOUSE 1992-PART OF SUBDIVISION OF
145 WOLLASTON AVE PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

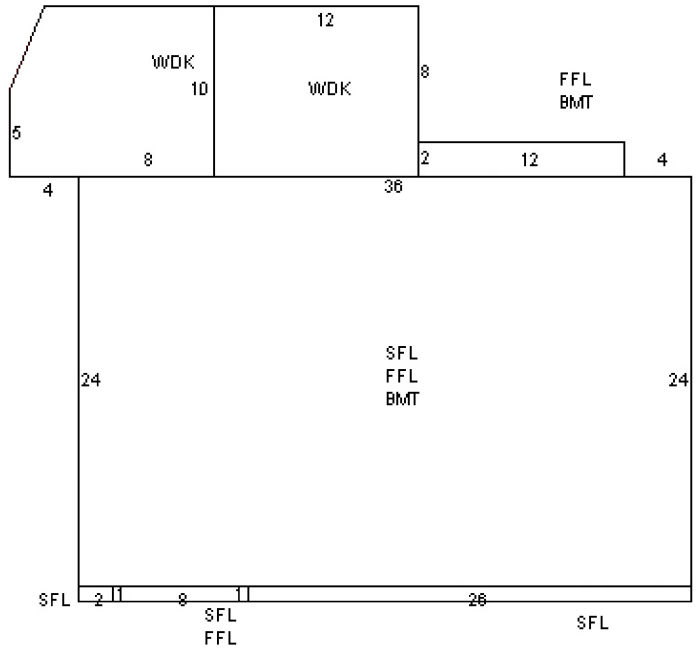
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.93
Special Features:	0	Val/Su Net:	132.20
Final Total:	385900	Val/Su SzAd	214.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	167.930	151,133
FFL	First Floor	896	167.930	150,461
BMT	Basement	888	60.200	53,459
WDK	Deck	235	10.330	2,428

Net Sketched Area:	2,919	Total:	357,481
Size Ad	1796	Gross Are	2919	FinArea	2062
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	